## ATCT and BASE BUILDING TAMPA INTERNATIONAL AIRPORT TAMPA, FLORIDA

- 1. Scope This specification is intended to outline the minimum requirements for janitorial service in a building occupied by the FEDERAL AVIATION ADMINISTRATION and used as an aviation technical building. Exhibit "A" List the frequency of tasks required under this contract. Exhibit "B" is the legend for the codes used in exhibit "A". Exhibit "C" lists the rooms, floor type and approximate square footage of each for bid purposes only they are not to be considered exact, they are only for basis of comparing bid proposals. The contractor will be required to perform an initial complete facility cleaning to bring the facility up to accepted commercial standards.
- 2. General Information The building in which the work of this contract is to be performed is tenanted by government officials and employees and is visited daily by many persons who are required to conduct business with the government. For the protection of the building and its equipment and the facilitation of the business to be conducted therein, first quality cleaning will be required. Hasty and careless performance of the work will not be tolerated. Evidence given to such practices by dirt in corners, mop splashes on baseboards, and work that is otherwise sloppy unsatisfactory will be called to the attention of the Contractor and he will be required to clean up the areas in questions and take steps to improve the overall results immediately. Failure by the Contractor to comply with such request will result either in the corrective work being done by the government employees and the cost charged to the Contractor, or in the termination of the contract, or both as provided elsewhere herein.
- 3. Standard of Services The standard of cleanliness to be maintained will be at the discretion of the Contracting Office Representative as the authorized representative of the Contracting Officer. The Contracting Officer Representative (COR), shall have the right to reject any work done and require the Contractor to bring the standard of maintenance up to a level of acceptability.
- 4. Contractor Furnished Property and Supplies The Contractor will be required to furnish all mechanical and electrical apparatus and appliances (including buffers, strippers, and carpet cleaners), ladders, hand tools, cleaning and dusting materials, waxes, solvents, rags, soft lint-free cloths, steel wool, plastic bags for trash containers, paper towels, toilet paper and toilet seat covers, hand soaps, dishwashing soaps for all break rooms and all other supplies required including disinfectants, deodorants and insecticides. All equipment owned by the Contractor shall be property identified. Hazardous Chemicals: The Contractor shall provide to the COR an initial Chemical Inventory List and a revised list each time a new chemical is introduced to the facility. The Contractor shall also provide a copy of the Material Safety Data Sheets (MSDS) for chemical quantities greater than normal household quantities stored on site.
- 5. <u>Supervision</u> The Contractor will provide the services of a competent and experienced supervisor to direct and supervise all work. The supervisor shall be on the job at all times work is being performed. The supervisor will report to the Contracting Officer Representative on duty for his directions. If in the opinion of the Contracting Officer, the supervisor furnished by the Contractor is not satisfactory, the Contractor will be so notified in writing and will be placed on two weeks notice to correct the supervisory deficiencies. If these are not corrected to the satisfaction of the Contracting officer, the Contractor will furnish another supervisor or be liable to default proceedings as specified elsewhere herein. Supervisors as well as all other employees of the Contractor shall be subject to paragraphs 9 and 10.
- 6. Work Schedule Contractor will submit to the Contracting Officer's Representative (COR), a complete schedule in writing of his intended work for approval as part of his bid proposal. This will be used in evaluating the contractor's proposal. All scheduling will be subject to continual approval and/or modification by the COR. On occasion, it may become necessary that work of the Contractor, in certain area, be halted. In the event that the Contractor or his representative is instructed to cease operation, recognition shall be taken of this and the Contractor will not be penalized because the normal work which otherwise would have been accomplished during the interval has been neglected.

7. Work Requirements - The following job services will be performed as indicated and at the frequency specified in exhibit "A". Services will be provided seven days a week between the hours of 4:00 pm - 8:00 pm unless otherwise arranged and/or coordinated with the COR. Janitorial supervisor shall contact COR daily Monday - Friday by 4:00 p.m. Exhibit "B" provides an explanation of symbols used in exhibit "A" and exhibit "C" lists rooms in the building along with the area and floor composition or covering.

#### A. GENERAL ROOM CLEANING

(1) Empty wastebaskets, ashtrays; sweep or vacuum clean offices and office areas; vacuum clean rugs and upholstered furniture; sweep or vacuum clean adjacent corridors; dust all parts of offices, office areas and adjacent corridors; damp wipe all glass surfaces; clean wash basins; restroom facilities, drinking fountains, etc.

#### B. WASTEBASKETS AND ASHTRAYS

- (1) Provide plastic bags for trash containers. Replace plastic bags daily in the TRACON, break room, air traffic and airways facilities first floor administrative offices, watch stander's area, kitchen area and tower cab and as a minimum weekly in other areas. Damp wipe interior and exterior of containers. Quarterly wash in solution of water, detergent, odor counteracting agent and disinfectant. Rinse and dry.
- (2) Empty ashtrays daily and wash weekly. Sand-filled receptacles shall be cleaned daily and sand added as necessary.

#### C. CEILINGS

- (1) Vacuum dust with soft brush attachment every six (6) months.
- (2) Wash and clean air conditioner vents every six (6) months.

#### D. LIGHT FIXTURES

- (1) Dust with a soft cloth; wash using mild detergent solution dry with soft cloth once a year.
  - (2) Replace bulbs/tubes when failure noted or reported.

## E. CARPET CLEANING

- (1) Vacuum exposed carpet with industrial type vacuum cleaner. For furniture not to be removed, carpet under furniture is to be cleaned with a whisk broom, as needed. Remove carpet stains using approved stain remover and techniques. Difficult stains will be handled by a professional rug cleaner. Once every three months (in addition to the normal cleaning above), vacuum as above except move furniture, vacuum, and replace furniture to original position.
- (2) Shampoo and wet vacuum in accordance with accepted standard industrial carpet cleaning practices. (This work shall be done by an established rug cleaning company and not the normal custodial work force and specifically scheduled with the COR).

### F. FLOORS

- (1) Non-carpeted floors such as asphalt tile, vinyl composite tile, linoleum, rubber tile shall be dust mopped. Dust mop all areas including exposed floor areas under furniture and equipment with a chemically treated cotton dust mop.
- (2) Ceramic tile Mop daily with solution of warm water, synthetic detergent, disinfectant and deodorant. (Where necessary, remove chewing gum with putty knife). Do not use cleaners containing soap products and/or alkalies. Scrub and wax each quarter. Apply cleaning solution of warm water, synthetic detergent, disinfectant and odor counteracting agent to entire floor. Let stand for five minutes. Scrub thoroughly using a power machine with stiff brush. Take-up cleaning solution using a clean mop wrung out frequently in rinse water. Remove stubborn stains with a mild synthetic abrasive powder. Apply one coat of an approved commercial grade of solvent anti-slip cleaning/polishing wax with a clean applicator. Remove any cleaning solution, wax from walls, partitions, furniture legs and fixtures

(3) Damp mop all floor areas including floor under furniture and equipment. Use clean mop dampened with a solution of synthetic detergent and clean, cool water. Stubborn dirt will be removed with steel wool grade #1 or any of the zero (0) grades, or nylon pads of the fine grade. Wipe dry and remove detergent from baseboards, furniture legs and bases. Rinse with clean damp mop and clean, cool water.

 ${\tt NOTE:}$  Cleaners containing solvents, soaps, dry cleaning compounds, abrasives (other than specified), or cleaners with a PH value higher than 11 will not be used. Floor will not be flooded with excess water.

- (4) Damp mop as above and then apply two thin coats of wax to traffic areas, including hallways aisles, under desks, tables, etc. as may be required to maintain floor cleanliness at appearance level specified. Machine buff the floor using a soft polishing brush, #00 steel wool, or synthetic polishing pad. Temper overall floor luster to uniform appearance. Do not apply wax over soil, smudges or stains.
- (5) Apply wax remover, striping agent, or synthetic detergent to floor in liberal quantities-. allow to stand 5-10 minutes. Do not use a cleaning material (unless specified) having a PH value greater than 11. Water shall not be allowed to stand or permeate the floor. Scrub thoroughly with a stiff brushed power machine. Grade #1 or #0 synthetic pads or steel wool may be used under brush. Remove cleaning solution with mop or vacuum machine. Rinse with clean cool water. Mop or vacuum dry. Allow floor to dry thoroughly. Remove cleaning solution from baseboards, furniture legs and bases. Apply three thin, even coats of wax, must be dry before applying the next coat. The first coat is to be applied six inches from baseboards and stationary objects mopping in a single parallel stroke. Wax to be applied approximately one foot from baseboards and stationary objects on second and third applications. Machine buff the floor with soft polishing brush #00 steel wool pads, or synthetic polishing pads. Remove wax from baseboards, furniture legs and bases.

#### G. RESTROOMS

(1) On a daily basis mop with solution of water, detergent disinfectant and deodorant, damp wipe all fixtures, walls above and below and in immediate area of washbasins, mirrors, pipes, faucets, toilet seats (top and bottom), dispensers, partitions, and entrance doors using a clean cloth or sponge dipped in a solution of water, synthetic detergent, odor counter acting agent and germicide. Do not use carbon tetrachloride, solvents and cleaners containing other than fine mesh abrasives or soaps, or synthetic detergents with a PH factor higher than 11. Use a chlorinated powder to remove stubborn stains on porcelain fixtures. Damp wipe all cleaned surfaces with clean water. Polish mirrors with a lint-free cloth or paper towel. Pour a quantity of the cleaning solution into each toilet bowl and urinal and clean with a bowl brush. Remove lime deposits, heavy rust, or other stains with an approved acid type cleaner. Rinse treated areas thoroughly with clean water after treatment. Empty all waste receptacles. Check toilet paper and soap dispensers, replenish as required. Fill towel holder.

## H. WALLS, CEILINGS, DOORS AND FURNITURE

- (1) Dust using a dusting cloth or vacuum cleaner attachment. Give special attention to dust catching details such as louvers in doors, grilles, vents, sill, etc. Spot clean walls where soiled by applying a solution of warm water and synthetic detergent with a sponge, wrung sufficiently so that it does not leave residue. Use a circular motion when cleaning. Do not use cleaning agents with a PH factor higher than 9 or containing abrasives, hydrocarbon solvents. Rinse with clean warm water using a different sponge. When spot cleaning results in noticeable shading, wash the entire section. Clean drippings from the floor as work progresses.
- (2) Damp wipe leather and plastic parts and dust wooden parts. Vacuum cloth upholstered parts.

- (3) Wash painted walls, partitions, panels and doors. Carefully move furniture, pictures, rugs, etc as necessary and cover them with drop cloths. Dust the area to be washed. Lightly wet the entire section from floor to ceiling using a clean sponge and warm clean water. Beginning at the top of the section, apply a solution of warm water and synthetic detergent with a sponge, wrung sufficiently so it does not drip. Use a circular motion. Rinse by the same method using a hydrophilic germicidal chemical rinse and different clean sponge. Wall washing machine may be used if other requirements noted above are met. For vinyl covered walls, use same methods as above except remove stubborn spots with a soft brush. Dust ceiling using a soft bristled brush or vacuum cleaner attachment. Protect furniture and equipment with drop cloths or by moving. Replace in original position after completion. Replace bulbs, tubes and starters in the lights as required. (Fixtures to remain unlit will be marked). Dust light fixtures with a soft cloth; wash using mild detergent solution; wipe with a damp cloth; and dry using a soft cloth. Protect furniture and equipment with drop cloths and by moving out of the way.
- I. ATCT TOWER CAB SUNSHADES: The cleaning of sunshades manufactured by Plastic-View Transparent Shades., Inc. and installed in ATCT'S, FSS's and IFSS's shall follow manufacturers's recommended cleaning and maintenance procedures which are as follows:
- (1) Weekly. The bottom 12 inches of the shade is the area or part of the shade most susceptible to accumulating smoke, dust and other impurities and shall be dusted or cleaned once a week. The dusting or cleaning of each shade shall be accomplished back and front using a soft lint free cloth such as a chamois or diaper (or similar type cloth) that has been dampened with a mild cleaning liquid such as "Product 409",, 'Plexus", "Windex mixed 50% w/ water" or any similar type plastic cleaner. When dusting, the worker shall wear clean cloth gloves or keep a soft cloth an both hands to prevent any smudging of the shades with fingerprints.
- (2) Quarterly. To prevent a "cake" type build-up on the shades and a loss of transparency, the entire shade shall be thoroughly cleaned and dusted back and front at least once a quarter. Dusting and cleaning should be accomplished, using a soft lint free cloth dampened with a cleaning liquid as specified in 'weekly" cleaning above.
  - (3) Cleaning Procedures.
  - (a) Tiny areas (less than one square foot at a time) must be worked in a circular motion.
  - (b) Squirt cleaner onto shade, rub hard with soft lint free cloth without crinkling or denting shade, usually by pushing it up against the window. If the worker is unable to clean the shades in their normal positions, the shades shall be removed for cleaning. Extreme caution shall be used to prevent the scratching, wrinkling or otherwise damaging of the plastic material. If so removed, each shade shall be returned to its original position.
  - (c) Dry immediately with a soft lint free cloth. Some cleaners will "milk-up" if allowed to dry on the shades.

#### J. WINDOW WASHING

- (1) The method and materials used will be at the discretion of the contractor. However, cleaners or detergents which leave a film, streak or stain on the surfaces will not be permitted. If a wet brush and squeegee method is used provide drop cloths. Polish with lint-free-cloth.
- cloths. Polish with lint-free-cloth.

  (2) Wash inside/outside ATCT tower cab windows on a monthly basis or when deemed necessary by COR.

#### K. FRONT DOOR/PANELS AND REAR ENTRANCE DOORS

(1) Use clean lint free cloth to remove fingerprints and smudges from metal surfaces.

#### L. OUTSIDE ENTRANCE AREAS

- (1) Police the area outside the ATCT Bldg and pick-up paper, cigarette butts and debris. Place in waste container daily.
  - (2) Broom sweep stoops, steps and sidewalk weekly.
  - (3) Clean debris and dead bugs from exterior light diffusers at all entrances.

#### M. CONCRETE FLOORS

(1) Sweep interior floors with a push broom using a sweeping compound. Sweep exterior entrance areas and stairs to maintain neat appearance.

#### N. APPLIANCES AND VENDING MACHINES

(1) Wipe appliances (i.e., refrigerators, stove, microwave, soda/candy machines) inside and outside, insuring spills are removed. Do not use harsh abrasives which would mar the finish. Use clean lint free cloth to remove fingerprints and smudges from metal surfaces.

#### 0. ELEVATOR

(1) The contractor shall clean the inside of the elevator cab, including: vacuum cleaning, mopping or scrubbing; floor waxing and polishing and removing gum or other foreign substances; dusting doors, grilles, fans, lights and walls; cleaning and polishing metal and wood surfaces; and cleaning threshold plates per appendices.

#### P. STAIRWELL

(1) Includes all cleaning work inside the confines of the stair well that can be reached from the normal walking surfaces.

This includes: sweeping stair landings and steps, removal of gum or other foreign substances; dusting stair railing fire apparatus, doors, ledges, radiators and grills; cleaning and polishing handrails, glass surfaces, metal doorknobs, and other metal and wooden surfaces; wall spotting; mopping and scrubbing stair landings and steps.

## Q. BLINDS

- (1) Dust blinds according to the appendices
- (2) Wash blind slates, clean tapes and cords by brushing or washing every six
- (6) months.

#### R. PATIO & sidewalks

Patio, patio furniture and sidewalks are to be pressure cleaned semi-annually.

8. Services Peculiar to Specific areas - Certain portions of the building are occupied on a 24 hour per day, seven days per week basis. The work performed in these areas directly affects the national security and is directed toward the control and separation of air traffic in the area. The importance of this operation cannot be over stressed. Interference of any kind by the Contractor, employees of the contractor or equipment will not be tolerated. The inadvertent flipping of a switch or turning of a dial could be disastrous. It is of the utmost importance that the noise level in these areas be kept to a minimum.

## 9. General Requirements:

- A. The Contractor and his employees will be subject to all rules and regulations relative to entering and leaving the building.
- B. The Contractor will be responsible to see that his employees do not disturb papers on desks, open desk drawers, cabinets or use telephones provided for official government business. No personnel other than these actually performing or supervising work to be done shall be allowed on the premises.
- C. The routine cleaning, such as dusting, mopping, waxing, etc., is to be performed starting at 5:00~PM unless otherwise arranged and/or coordinated with the COR.
  - D. Holidays observed by government employees:

New Year's Day
Martin Luther King JR's Birthday
Presidents Day
Memorial Day
Independence Day
Labor Day
Columbus Day
Veteran's Day
Thanksgiving
Christmas Day

January 1
Third Monday in January
Third Monday in February
Last Monday in May
July 4
First Monday in September
Second Monday in October
November 11
Fourth Thursday in November
December 25

## 10. The Contractor shall also:

- A. Arrange for personnel to report fires, hazardous conditions and items in need of repair, including dead lights.
- B. Replace defective light bulbs and fluorescent tubes as needed or when requested by contracting officer's representative.

# EXHIBIT "B"

Explanatory information applicable to Exhibit "A"

SYMBOL	MEANING
D5	Daily, five days a week
D7	Daily, Seven days a week
W	Weekly
2W	Twice weekly
3W	Three times weekly
BW	Twice monthly
M	Monthly
BM	Every other month
Q	Quarterly
SA	Semi-annually
A	Annually

## EXHIBIT "C"

ROOM NO	EST SQFT	LOCATION	FLOOR COVERING
101	121	Office	CARPET
102	121	Office	CARPET
103	121	Office	CARPET
104	368	Office	CARPET
105	79	Office	CARPET
106	139	Office	CARPET
107	79	LAN	CARPET
108	186	Office	CARPET
109	430	Conference Room	CARPET
110	192	Office	CARPET
111	632	Office	CARPET
112	528	Corridor	TILE
113	192	Men's restroom	CERAMIC TILE
114	192	Women's restroom	CERAMIC TILE
115	130	Office	CARPET
116	130	Office	CARPET
117	135	Office	CARPET
118	240	Corridor	TILE
119	142	Office	CARPET
120	90	Office	CARPET
121	150	Office	CARPET
122	217	TELCO	TILE
123	122	Office	CARPET
124	290	Office	CARPET
125	571	Storage	CONCRETE
125A	435	ETG Lab	CARPET
126	740	Conference	CARPET
127	286	Storage	TILE
127A	120	Office	CARPET
128	62	Telco	TILE
129	160	Stair Well	TERRAZZO/TILE
130	208	Corridor	TILE

# EXHIBIT "C"

ROOM NO	EST SQFT	LOCATION	FLOOR COVERING
200	60	MAIN VESTIBULE	TILE
201	278	AT RECEPTION	CARPET
202	184	MULTI PURPOSE	CARPET
203	184	AT MANAGER	CARPET
204	184	AAT MANAGER	CARPET
205	184	AF MANAGER	CARPET
206	135	AAF MANAGER	CARPET
207	135	LOGISTICS	CARPET
208	123	AT Supv OFFICE	CARPET
209	410	AF RECEPTION	CARPET
210	832	BREAK ROOM	TILE/CARPET
211	780	CORRIDOR	TILE
212	45	JANITOR ROOM	CERAMIC TILE
213	182	WOMENS ROOM	CONCRETE TILE
214	182	MENS ROOM	CONCRETE
215	188	PCS BRTY ROOM	CONCRETE
216	88	PCS MODULE	CONCRETE
217	400	E/G ROOM	CONCRETE
218	1037	COMM EQ ROOM	TILE
219	976	TRACON	CARPET
220	1129	RADAR EQ ROOM	TILE
221	512	AF WATCH ROOM	TILE/CARPET
222	192	SHIP/RECEIVING	CONCRETE
223	193	CORRIDOR	CONCRETE

## EXHIBIT "C"

AREA	EST SQFT.	FLOOR COVERING
STAIRS TOWER SHAFT	18 STORIES	CONCRETE
ELEVATOR LANDING # 1	40	TILE
ELEVATOR LANDING # 2	40	TILE
ELEVATOR LANDING # 3	40	TILE
ELEVATOR FLOOR	15	TILE
RESTROOM	9	CONCRETE
STAIRS to TOWER CAB	200	CONCRETE
TOWER CAB	200	CARPET
OUTSIDE GROUNDS	10' PARAMETER	LAWN/CONCRETE
PATIO	350	CONCRETE
EXT. BREAK ROOM	220	TILE
LOADING DOCK	144	CONCRETE
E/G DOCK	144	CONCRETE

Exhibit "A" First Floor Janitorial Matrix

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